

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 699

Cases No. 91-3, 91-8, 91-10 and 88-24M/77-16F

July 8, 1991

At its regular monthly meeting on July 8, 1991, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

Case No. 91-3C

ANC-2C

This is the application from Union Station Venture in partnership with IBG Group of Companies requesting consolidated review and approval of a planned unit development (PUD) and a change of zoning from M to C-3-C for Lots 107, 110, and 820, in Square 712, located at 131 M Street, N.E. and 1127 1st Street, N.E.

The subject site is bounded by 1st, L, & M Streets, N.E., and the railroad tracks, and measures approximately 303,118 square feet of land area.

The applicant proposes to construct a 12-story office building with 2,121,826 square feet of gross floor area and a day care center for private sector tenants. The PUD will have 7.0 floor area ratio (FAR), a height of 130 feet, a lot occupancy of 77 percent, and 1,692 parking spaces on three below-grade levels.

Case No. 91-8

ALL ANCs

This case is a petition of the Foggy Bottom and West End Advisory Neighborhood Commission 2A, requesting the Zoning Commission to rezone the Foggy Bottom Historic District (FBHD) from R-5-B and R-5-D to R-4. ANC-2A, alternatively, proposes the FBHD Overlay, which will protect nonconforming structures but preclude the expansion thereof.

This petition would adjust the zoning for the FBHD to make it consistent with the Ward 2 Plan of the Comprehensive Plan, to change the zoning category in such a way as to preserve the essential characteristics of the FBHD which were the basis for its historic designation. The Zoning Commission also authorized an alternative rezoning proposal of the Office of Planning for the FBHD.

Case No. 91-10

ALL ANCS

This case is a proposal of the District of Columbia Office of Planning to amend the R-5 District provisions of the Zoning Regulations by creating a new R-5-C District. The height, density, and lot occupancy requirements of the new R-5-C District will be less restrictive than the existing R-5-B District requirements and more restrictive than the existing R-5-C District requirements. Other related amendments are also proposed.

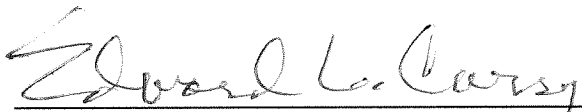
The purpose of the proposed text amendments is to provide for a city-wide Comprehensive Plan rezoning initiative in order to further implement the Comprehensive Plan for the National Capital.

Case No. 88-24M/77-16F

ANC-3D

This case is being further processed as a result of a remand order of the District of Columbia Court of Appeals. The Zoning Commission will consider certain specific issues that were not addressed in its decision in Z.C. Order No. 601, which denied the request of Angene Rafferty to modify a previously approved Planned Unit Development in the 4700 block of Massachusetts Avenue, N.W.

It is hereby ordered that Z.C. Cases No. 91-3C, 91-8, 91-10, and 88-24M/77-16F be scheduled for public hearing. "Notices of Public Hearing" for these cases are forthcoming.


EDWARD L. CURRY
Executive Director
Zoning Secretariat

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